



## **MINUTES**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF LEANDER, TEXAS  
Pat Bryson Municipal Hall ~ 201 North Brushy Street  
Leander, Texas**

**Thursday ~ December 10, 2009 at 7:00 pm**

**Place 1 Eric Zeno  
Place 2 Marcie Cox  
Place 3 Ronald Boots**

**Place 4 Clayton Rose  
Place 5 Mark Bell-Chairman  
Place 6 Betty Saenz  
Place 7 Shiloh Rowe-Vice Chairman**

1. Call to Order  
**Meeting called to order at 7:00**
2. Roll Call  
**All Commissioners were present except Commissioner Rose.  
Commissioner Boots arrived at 7:14 pm.**
3. Approval of Minutes:  
Regular Planning & Zoning Meeting: November 12, 2009  
**Motion made by Vice Chairman Rowe to approve the minutes, seconded  
by Commissioner Cox. Motion passed unanimously.**
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker  
**No citizens wished to speak**

<b>PUBLIC HEARING</b>
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5. Zoning Ordinance Revision #09-OR-001: To hold a public hearing and consider action on the following proposed amendment to Chapter 14.200, Code of Ordinances (Ordinance Number 05-018-00), the Composite Zoning Ordinance: Amendment of Special Vehicle Regulations

a) Staff Presentation

**Clifford Worthy explained the recommendations from the Parking Ordinance Committee.**

b) Open Public Hearing

**Chairman Bell opened the public hearing.**

**No citizens wished to speak.**

c) Close Public Hearing

**Chairman Bell closed the public hearing.**

d) Discussion

**Commissioners had discussion.**

e) Consider Action

**Motion made by Vice Chairman Rowe to approve the request, seconded by Commissioner Cox. Motion passed unanimously.**

6. Zoning Case #09-Z-007: To hold a public hearing and consider action on the rezoning of a parcel located at 300 Sonny Drive, Leander Heights Sec 1 (Amended Plat Lot 42 Block B), Block B Lot 42A for approximately .264 acres. Currently the parcel is zoned SFU/MH-2-B (Single Family Urban/Manufactured Home) and is proposed to be zoned, LC-2-B (Local Commercial) Leander, Williamson County, TX. Applicant: David Matthys

a) Applicant Presentation

**David Matthys spoke on the purpose of rezoning the property.**

b) Staff Presentation

**Robin Griffin, Planner discussed surrounding land uses and the applicants' request.**

c) Open Public Hearing

**Chairman Bell opened the public hearing.**

**No citizens wished to speak.**

d) Close Public Hearing

**Chairman Bell closed the public hearing.**

e) Discussion

**Commissioners had discussion.**

f) Consider Action

**Motion made by Vice Chairman Rowe to approve the request to rezone the property from SFU/MH-2-B to LC-1-B, seconded by Commissioner Cox. Motion passed unanimously.**

7. Zoning Case #09-TOD-03: To hold a public hearing and consider action on the rezoning of a parcel located at 10201 RM 2243, for 5 acres more or less; Currently the parcel is zoned TOD PUD (Transit Oriented Development), (Planned Unit Development) and is proposed to be zoned, TOD PUD Special District Two pursuant to the Smart Code., Leander, Williamson County, TX. Applicant: The City of Leander.

a) Applicant Presentation

**Ken Mills with Barney Knights Office and Kirk Clennan Economic Development Director were present for questions.**

b) Staff Presentation

**Robin Griffin, Planner discussed surrounding land uses and the applicants' request.**

c) Open Public Hearing

**Chairman Bell opened the public hearing.  
No Citizens wished to speak.**

d) Close Public Hearing

**Chairman Bell closed the public hearing.**

e) Discussion

**Commissioners had discussion.**

f) Consider Action

**Motion made by Vice Chairman Rowe to approve the request, seconded by Commissioner Saenz. Motion passed unanimously.**

<b>REGULAR AGENDA</b>
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8. Subdivision Case #08-PP-001: Consider action on the extension of the expiration for the Mason Ranch Preliminary Plat for another two years from January 2010 to January 2012.

a. Applicant Presentation

**Nick Ozuna presented the reason for his request.**

b. Staff Presentation

**Robin Griffin, Planner stated that staff reviewed the request and it meets subdivision requirements.**

c. Discussion

**Commissioners had discussion.**

d. Consider Action

**Motion made by Vice Chairman Rowe to approve the request, seconded by Commissioner Cox. Motion passed unanimously.**

9. Subdivision Case 09-FP-003: Consider action on a final plat for Palomino Ranch Subdivision, approximately 109.147 acres, located to the north of the city Limits boundary along Nameless Road, Travis County, Texas. Agent: Douglas Habbe on behalf of Loy White.

a. Applicant Presentation

**Douglas Habbe spoke on the purpose for his request.**

b. Staff Presentation

**Robin Griffin, Planner stated that staff reviewed the request and it meets subdivision requirements.**

c. Discussion

**No discussion took place.**

d. Consider Action

**Motion made by Vice Chairman Rowe to approve the request, seconded by Commissioner Saenz. Motion passed unanimously.**

10. Adjournment

**Meeting adjourn at 7:40 pm**

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Mark Bell - Chairman

ATTEST:

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Ellen Pizalate, Secretary